

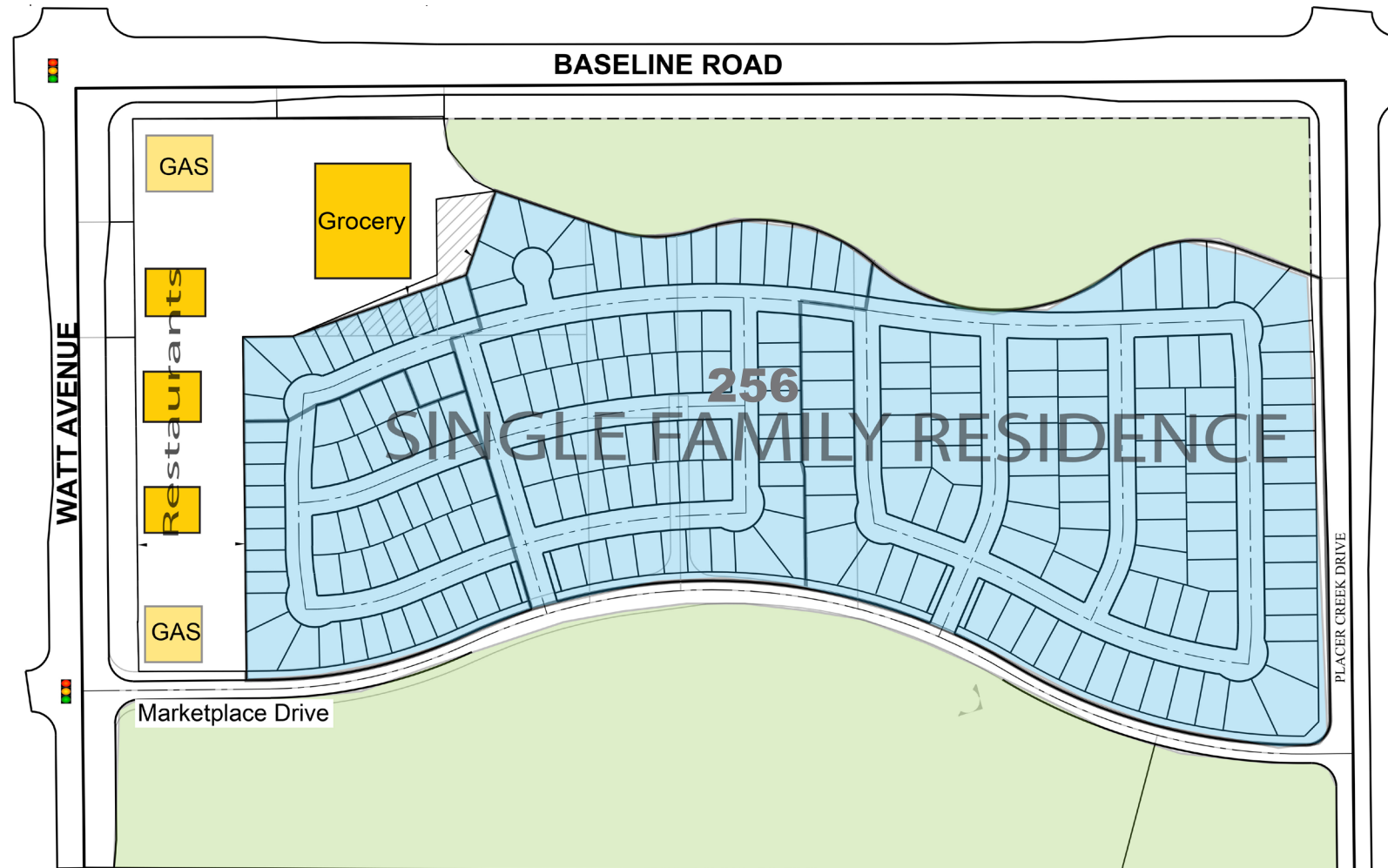
ROSEVILLE, CA

# PLACER

VINEYARDS

PRE LEASING | ANCHORS, JR. ANCHORS & SHOPS | FULL COMMISSION

SEC Baseline Road & Watt Avenue



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Surrounding Area





## Project Highlights

- Located on the most prime corner, and intersection, of the entire West Roseville trade area.
- Located dead center in the highly affluent West Roseville/South Placer County Master Plans.
- Perfectly distanced to the Roseville Galleria Mall to become the next major retail node.
- Serves existing built-out trade area of West Roseville and Antelope.
- Intersection of largest north/south (Watt Avenue) & east/west (Baseline Road) arterials in the region.

## Demographics



### RESIDENTIAL POPULATION

3 MILE  
51,963

5 MILE  
168,009



### AVG. HOUSEHOLD INCOME

3 MILE  
\$98,247

5 MILE  
\$90,992



### TOTAL HOUSEHOLDS

3 MILE  
17,600

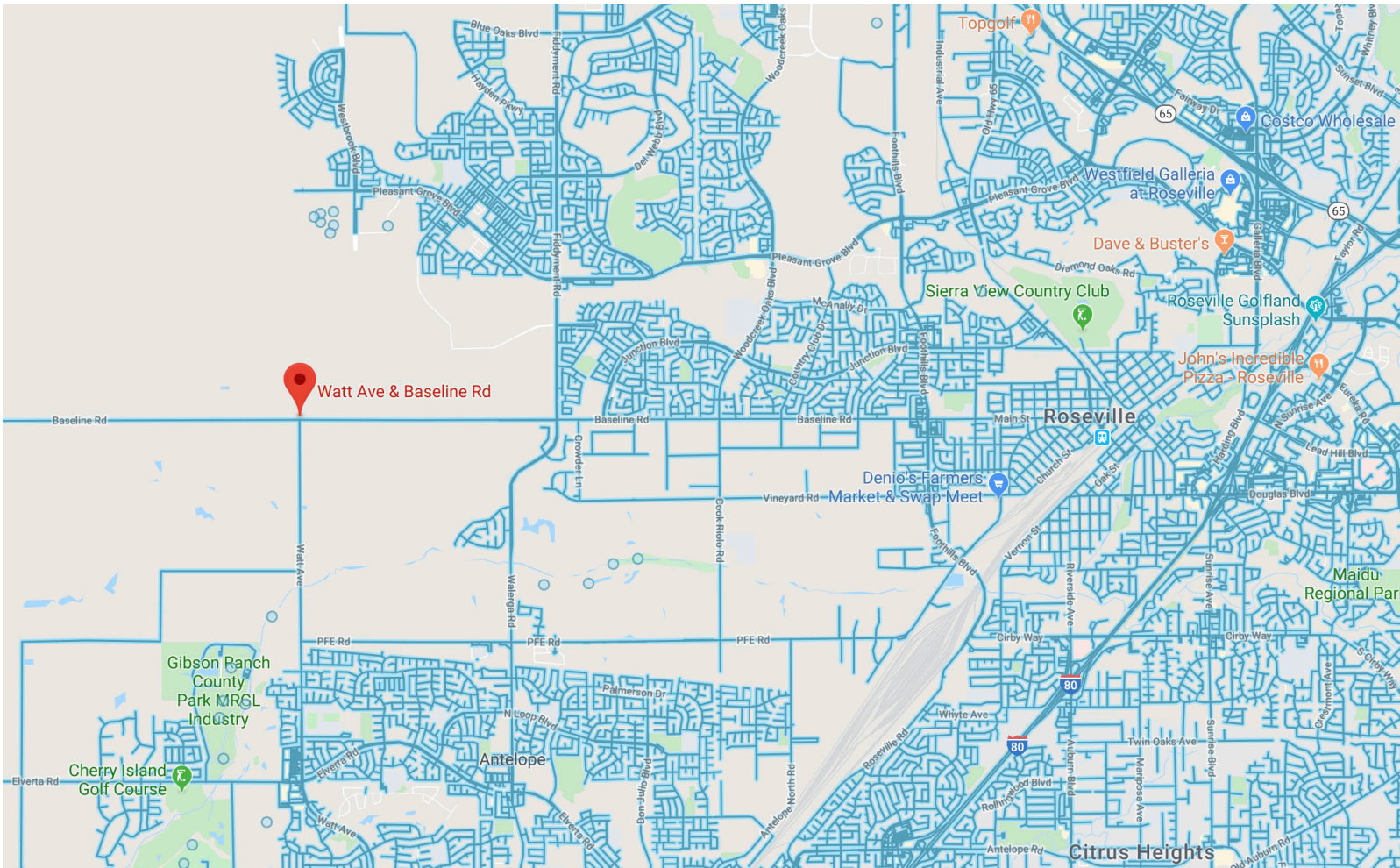
5 MILE  
57,106

## Traffic Counts

40,000 VPD

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